FACT SHEET

ENVIRONMENTALLY GREEN BUILDING

GREEN BUILDING

Green building is the practice of increasing the efficiency with which buildings and their sites use and harvest energy, water and materials, reducing building impacts on human health and the environment. These goals are met through better siting, design, construction, operation, maintenance and removal — the complete life cycle of a building.

LEED

The U.S. Green Building Council has created the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

LEED CERTIFICATION

LEED currently offers certification for new construction, retrofit of office buildings and multi-family development greater than three stories. Certifications are being developed for new retail and for all other residential building types.

There are four levels of certification:
Certified: 26 – 32 points
Silver: 33 – 38 points
Gold: 39 – 51 points
Platinum: 52 – 69 points

The evaluation checklist is divided into six performance areas, as listed below with some typical items. The number of points awarded can vary by the degree to which the items are implemented.

1. Sustainable Sites (14 possible points)
    - Near public transportation
    - Reducing storm water runoff, improving water quality
    - Reducing heat island effect
    - Reducing light pollution

2. Water Efficiency (5 possible points)
    - Water efficient landscaping (species, irrigation practices, etc)
    - Water use reduction (no or low-water fixtures, use of non-potable water)
3. Energy and Atmosphere (17 possible points)
    - Optimize energy performance (use of daylight, low wattage bulbs)
    - Onsite renewable energy (solar, wind, bio-mass)
    - Green Power (from energy company)
4. Material and Resources (13 possible points)
    - Building reuse
    - Building interior reuse
    - Use of recycle materials
    - Reuse of materials
    - Recycle content of materials
    - Regional materials
    - Rapidly renewable resources
5. Indoor Environmental Quality (15 possible points)
    - Low emitting materials (paint, carpets, sealants, etc)
    - Daylight and views
    - Thermal comfort (operable windows, local thermostats)
6. Innovation and Design Process (5 possible points), including items such as:
    - Innovation in design (above an above standard, something new)

FORMAL COUNCIL POLICY

In 2004, City Council adopted a formal policy on sustainable development and green buildings, which reads:

It is the policy of the City to encourage new and remodeled development within the City to incorporate sustainable design principles in the following disciplines:

- *Sustainable Sites*
- *Water Efficiency*
- *Energy and Atmosphere*
- *Materials and Resources*
- *Indoor Environmental Quality*

Although Sunnyvale's policy is in the form of encouragement, there are many code requirements designed to achieve the goals and purpose of a sustainable development program, including:

- California Title 24 energy requirements (1978)

  Building Code requirements to reduce energy conservation of lighting, ventilation and insulation.

- City landscaping requirements (1990)

  20 percent of site landscaped, 70 percent water-conserving plants, 50 percent of parking lot shaded within 15 years.

- Sidewalk requirement in industrial areas (1971)
- Solar water heating required, if cost-effective (1981)
- Storm water Management Plan required of all projects disturbing or creating an excess of 10,000 sq. ft. of impervious surface (2004)
- Restriction against wood-burning appliances (2001)

MOFFETT PARK SPECIFIC PLAN REQUIREMENTS

- Beginning January 1, 2009, all new development in excess of 10,000 square feet in the Moffett Park Specific Plan area must meet the design intent of a LEED-certified building. Prior to January 1, 2009, projects utilizing the development reserve are provided an incentive of a streamlined review process if they meet the design intent of a LEED-certified building.

- After January 1, 2009, projects utilizing the development reserve are provided an incentive of a streamlined review process if they commit to submitting a project to the US Green Building Council for formal certification as a LEED-certified building.

TOWN CENTER MALL REQUIREMENTS

The Disposition and Development and Owner Participation Agreement (DDOPA) for the Sunnyvale Town Center site does not have specific requirements for green buildings. However, a condition of approval of the special development permit (SDP) requires:

A14. Incorporate green building features into the project design as feasible, related to the following items:
- water efficiency
- energy efficiency (including renewable energy sources)
- cool/green roofs
- recycled content materials (e.g., fly ash concrete)

- indoor environment quality
- use of daylight and views

Provide documentation of intended green building and sustainable design techniques included in the development.